

8/1/2007

SHELBERT J. PAYNE 316 WILLOW WAY LADY LAKE, FL 32159-

Re: Project No. 2007050010, Application No. 948, STAFF COMMENTS LETTER AND DRAFT STAFF REPORT FOR AUGUST 9, 2007 DRS MEETING

Description:

SHELBERT J. PAYNE & JUDITH A. CONNER

REZONE FROM R1 TO R2

Dear SHELBERT J. PAYNE:

Your rezoning application has been reviewed by the Development Review Staff. The review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans (19 sets if within Clermont JPA).
 - Revised sheets shall have revision dates in the title block,
 - Plan revisions must be either circled or their location indicated in the written response letter,
- 2. Provide a written response to all comments,
- 3. All plans shall provide a space seven (7) inches by seven (7) inches on the front page of each set of submittals to be used for the County approval stamp,
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will require a \$100 Plan Revision fee,
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review the revised plans and the engineer's responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816

Board of County Commissioners • www.lakecountyfl.gov

Division of Planning and Community Design (352) 343-9640 or (352) 343-9739 Project No. 2007050010, Application Request No. 948

PLANNING & COMMUNITY DESIGN - Stacy Allen, Senior Planner (352) 343-9739 x5574 and Grant Wenrick, Landscape Architect (352) 343-9739 x5832 Rejection Comments

Item:

Remarks:

Informational Comments

Item: APPLICATION IS SUFFICIENT

Remarks: 07-26-07 / 1st Review / Stacy Allen Complete. All application items submitted.

Item: LEGAL DESCRIPTION IS ACCURATE
Remarks: 07-26-07 / 1st Review / Stacy Allen

Legal description is correct.

Review Status: COMPLETE

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041 Rejection Comments

Item:

Remarks:

Informational Comments

Item: TRANSPORTATION

Remarks: Transportation comments to be given at DRS Meeting on 8/9/07.

Item: RIGHT-OF-WAY

Remarks: Site fronts on Griffin View Dr. (# 7212) with 0 feet of recorded right of way from centerline. Classified as a Revised Urban Collector requiring 50 feet from centerline or (100 feet total). Request right of way to meet Lake County Road standards.

Also fronts Lakeview Dr. (# 7307) with 0 feet of recorded right of way from centerline (33' total). Classified as a local road requiring 33 feet from centerline. We have 33 feet on East side, need 33 feet on West side (subject property).

Request right of way to meet Lake County Road standards.

Review Status: COMPLETE

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788 Rejection Comments

Item:

Remarks:

Informational Comments

Item: PROVIDED ADDITIONAL INFORMATION OR CLARIFICATION NEEDED FOR FIRE REVIEW.

Remarks: 1st review rejected BDH 7-10-07

Every subdivider Shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows, for one and two-family dwellings:

- 1. Water Supply for Single and Two-Family Dwellings. In all new subdivisions, expansion of existing subdivisions, planned unit Developments, or master park plans, an adequate water supply system and an adequate water delivery system for fire protection as defined in this Section Shall be provided
- (a) Water Supply System. For 1- and 2-family dwellings not exceeding 2 stories in height, the following Needed Fire Flows shall be used.

TABLE INSET:

Distance between Buildings Needed Fire Flow >=3 750 11--30 1,000 10' or les 1,500

There shall be a minimum of one (1) fire hydrant provided for every one thousand (1,000) gpm required.

Locations and numbers of hydrants will be required based on distance between buildings.

Distance from or spacing of fire hydrants shall be a maximum of five hundred (500) feet from the furthermost point of any Structure as the Fire Department would lay hose or as otherwise specified by the Fire Department to meet determined water flow requirements for fire protection and/or increase fire protection effectiveness. Fire

hydrants shall be connected to water mains of six-inch minimum size which are of satisfactory loop design in low density residential subdivisions and a minimum of eight-inch mains in all other areas. Connection to dead end stubs are acceptable, provided that said stubbed water main is not less than eight (8) inches and will provide acceptable flow.

Hydrant placement is to be a minimum of six-foot and a maximum of nine-foot from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be eighteen (18) inches minimum and twenty-four (24) inches maximum above final Grade. Steamer port shall be correctly positioned for the proper connection. Hydrants shall have 7.1/2 clearance to each side and 4 clearance from the back.

Fire hydrant marker is a blue device visible during daylight and reflective at night, which is to be approved as permanently installed on the Road surface. All fire hydrants Shall be required to have fire hydrant marker(s) installed. Hydrant markers are to be installed by the Developer, owner, or contractor.

TABLE INSET:

Class AA Rated capacity of 1500 gpm or greater Class A Rated capacity of 1000-1499 gpm Class B Rated capacity of 500-999 gpm Class C Rated capacity of less than 500 gpm

All barrels are to be red. The tops and nozzle caps will be painted with the following capacity indicating color scheme to provide simplicity and consistency with colors used in signal work for safety, danger, and intermediate condition:

TABLE INSET:

Class AA Light Blue Class Green Class Orange Class Red

In subdivisions with smaller than one (1) acre lots and where no public or private water system is available for flow, an alternative means of fire protection water supply shall be provided with the County Manager or designee's approval, such as:

- 1) Residential fire sprinkler system.
- 2) Spacing of homes a minimum of sixty (60) feet apart, minimum of thirty (30) feet from the property lines and, a minimum of thirty (30) feet clear open space on all sides of the structure.

Please indicate what the Developer has proposed for fire protection water supply.

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130Rejection Comments

Item:

Remarks:

Informational Comments

Item: REZONING ONLY

Remarks: 07/19/07 - No objection to rezoning, however, the following should be addressed:

- > The septic system for the recently removed structure requires proper abandonment (permit required through the DOH).
- > If lot is subdivided, each resultant lot must be at least 0.5 acres in order to permit wells and septic systems. Per the legal description, the current lot appears to be of sufficient size to allow this.
- > Proposed wells & septic systems will require permits through the DOH. (A non-availability letter stating whether water and sewer are available from the controlling utility will be required when permits are obtained.)
 -MJB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776 Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE - ITEMS SUBMITTED ARE SUFFICIENT TO CONTINUE REVIEW.

Remarks: 07/20/2007 SC

Sufficient items were submitted for formal review. Environmental Compliance and Enforcement staff has no comment on the rezoning of this site.

Environmental Assessment of this site will be required during the development review process following the rezoning.

Review Status: COMPLETE

Allen, Stacy

School Board Comments

From:

McDonald, Dawn [McDonaldD@lake.k12.fl.us]

Sent:

Thursday, July 19, 2007 2:10 PM

To:

Allen, Stacy

Subject: Payne Rezoning Case

Stacy:

The District will have no comments regarding the Payne rezoning case (Project #2007050010), as the rezoning would result in two dwelling units on one acre. According to the school concurrency interlocal agreement, plats or residential site plans which include four (4) or less units "shall be considered exempt from the requirements of school concurrency."

Thanks for keeping me notified of the project's progress. Dawn McDonald, Senior Planner School District of Lake County Growth Planning Department 201 West Burleigh Boulevard Tavares, FL 32778 352-253-6694 direct line 352-742-9150 fax line mcdonaldd@lake.k12.fl.us e-mail

Municipal Complex, 409 Fennell Boulevard, Lady Lake, Florida 32159 USA

352-751-1500

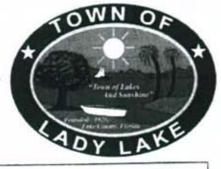
FAX 352-751-1510

www.ladylake.org

Public Works Department
Physical location: 136 Skyline Drive, Lady Lake, Florida
352-751-1526 FAX: 352-751-1595

May 11, 2007

Lake County Growth Management Department Attn: Jennifer Myers Div. of Planning & Community Design 315 W. Main St. Tayares, FL. 32778-7800





RE: Water/Sewer Availability

LOCATION: AK #1770971 NW corner of Griffinview Drive and Lakeview Drive.

Attention Jennifer Myers:

The Town of Lady Lake does X or does not ___ currently have water service available to the above referenced property.

The Town of Lady Lake does ____ or does not X currently have sewer service available to the above referenced property.

The above location is not required to incorporate into the Town in order to connect to the Town's Utilities.

If service is available or once service becomes available, connection to our water or sewer lines would be required per the Land Development Regulations.

If you have any questions, please contact this office at the Public Works Department or call (352) 751-1526.

Very truly yours,

PUBLIC WORKS DEPARTMENT

Ken Keough

Public Works Director